

*Division 5  
Landscaping Standards*

*To exist as a nation, to prosper as a state, and to live as a people, we must have trees.*

*– Theodore Roosevelt*

**Sec. 16-2-410. Intent.**

The purpose of this Division is to preserve Milliken's special character and integrate and enhance new development by promoting quality landscape design that:

- (1) Reinforces the identity of the community and each neighborhood;
- (2) Provides tree-lined streets in urban areas;
- (3) Anchors new buildings in the landscape;
- (4) Provides tree canopies within paved areas; and
- (5) Is environmentally sensitive by preserving existing trees, using water conservation techniques and planting native species (when appropriate), and enhances valuable habitat. (Ord. 480 §2.13, 2003)

**Sec. 16-2-415. General provisions.**

All land development applications shall be accompanied by an appropriate landscape plan. Building permit applications for individual single-family residences will not require landscape plans. However, all landscaping within the community shall comply with the intent of these regulations.

*Trees can transform a street more easily than any other physical improvement. Moreover, for many people, trees are the most important single characteristic of a good street.*

*– Great Streets, Alan B. Jacobs*

(Ord. 480 §2.13, 2003)

**Sec. 16-2-420. Street trees.**

(a) Landscape improvements in urban settings shall create an orderly, irrigated, managed landscape. All urban neighborhoods shall have tree-lined streets. Street trees shall include a mix of species and be aligned in straight rows. Street trees shall be placed within the right-of-way tree lawn. Spacing of trees shall allow for their mature spread. Trees installed along streets that will be widened in the future shall take into account plans for future widening of streets so that established trees will not be disturbed during future construction.

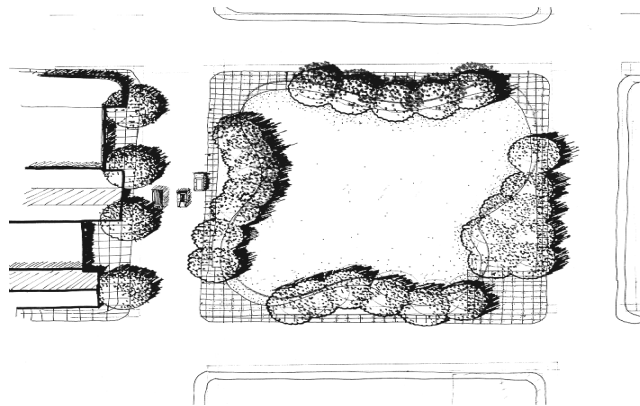
(b) Landscape improvements in rural subdivisions, environmentally sensitive areas and lower-density, rural developments shall be native-looking and informal. Streets trees in rural developments shall be planted to create irregular clusters of trees to reinforce the design and character of each project and to frame views. (Ord. 480 §2.13, 2003)

**Sec. 16-2-425. Site landscape design.**

Landscape improvements shall be an integral part of the overall site design for each property. Landscape improvements shall be designed to complement and enhance the character of neighborhoods and shall follow these guidelines:

(1) Landscaped areas shall be configured to *maximize their interconnectivity* within the site, to natural areas and to landscaped areas in adjacent developments. Small, isolated islands of landscaping should be avoided except as required in parking lots and for screening along roadways.

(2) Landscaped areas shall enhance functional open space through the *creation of outdoor rooms* appropriate to the location and purpose of the open space within the development. This can be accomplished through a combination of plantings, fencing and berms and by using natural features on the site. See Figure 2-16.



Use plantings and berms to create outdoor rooms in common open space areas.

**Figure 2-16**

(3) Landscape improvements in all developments shall be *consistent with the character* of the proposed development and the surrounding area to reinforce neighborhood identity.

(4) Landscape design shall *enhance natural features, drainage ways and environmental resources*.

(5) All landscape improvements shall be designed for mature landscapes and shall provide appropriate *visibility for cars and pedestrians*.

(6) Preserve and *frame views* both into and out of the neighborhood.

(7) Incorporate the elements of *gateway, path and destination* into the design of landscapes. Gateways are entries that provide transitions from one (1) space to another. Pathways are routes that lead to a destination. Destinations are focal points that can include anything from a garden bench at the end of a path to a civic building at the end of a street.

(8) Landscaping shall be no more than thirty (30) inches high when located in a sight distance triangle. (Ord. 480 §2.13, 2003)

**Sec. 16-2-430. Landscaping environmental considerations.**

(a) Landscapes shall use the following *Xeriscape design principles* to facilitate water conservation:

(1) Well-planned planting schemes;

(2) Appropriate turf selection to minimize the use of bluegrass;

(3) Use of mulch to maintain soil moisture and reduce evaporation;

(4) Zoning of plant materials according to their microclimatic needs and water requirements;

(5) Improve the soil with organic matter if needed;

(6) Efficient irrigation systems; and

(7) Proper maintenance and irrigation schedules.

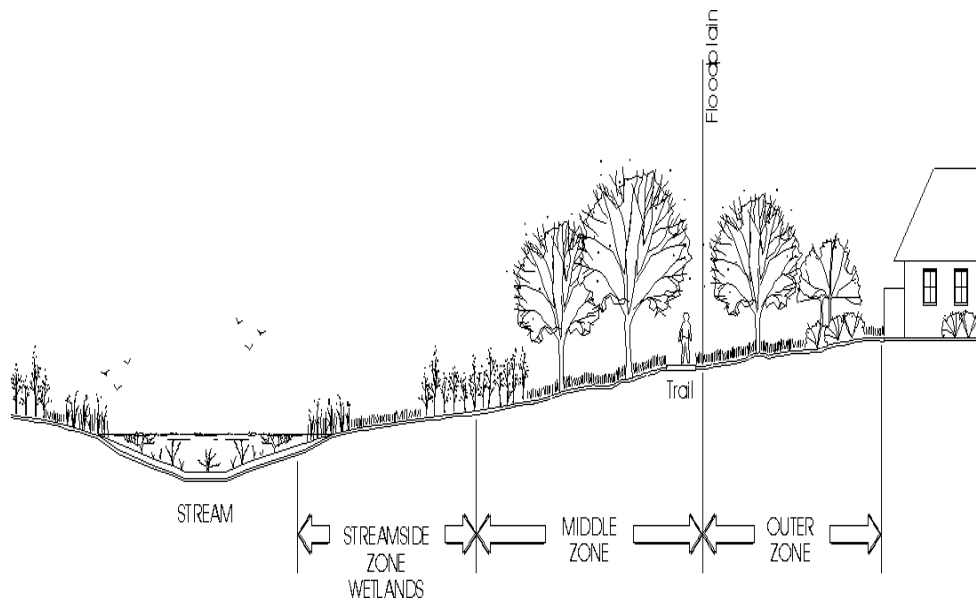
(b) All landscapes shall strive to *maximize the use of native species*. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used.

(c) Landscapes shall consist of a variety of species to *enhance biodiversity*. No one species may make up more than twenty-five percent (25%) of the total non-grass plant materials on the site.

(d) Buildings and parking areas shall be located to *preserve and promote the health of existing trees, environmental resources and natural drainage ways*. No healthy tree shall be removed without good cause. This requirement is not intended to prevent the removal of unhealthy trees in conjunction with site development.

(e) Trees shall be located to *provide summer shade and limit winter shade* on walks and streets.

(f) A combination of plantings, berms, walls and fences shall be used as appropriate to *buffer sensitive habitat*. See Figure 2-17.



Use buffers to protect the physical integrity of riparian ecosystems. Try to preserve vegetation and trees in streamside zone and middle zone. Encourage grass and landscaping in outer zone to filter runoff from backyards, parking areas, roads, etc.

**Figure 2-17**

(g) All areas disturbed by construction shall be reseeded to *prevent erosion*. Erosion mats may be necessary under certain conditions. Native, noninvasive grasses shall be used for revegetation where practical. Weed control is the responsibility of the landowner on all reseeded areas and all preservation areas. (Ord. 480 §2.13, 2003)

**Sec. 16-2-435. New buildings and paved areas.**

(a) Anchor structures in the landscape through the use of trees, shrubs and groundcover. The size and intensity of plantings shall be appropriate to the size and context of the improvements.

(b) Integrate adjacent land uses of different intensities through a combination of berming, plantings and fencing. Use opaque screening only when necessary to mitigate the impact of noise, light, unattractive aesthetics and traffic. A fence shall not be the only screening material used. See Figure 2-18.



A combination of berming, planting and fencing to integrate land uses.

**Figure 2-18**

(c) Use landscaping to provide a transition from developed, managed landscape to more natural vegetation.

(d) Provide a tree canopy by installing shade trees within and adjacent to paved areas. (Ord. 480 §2.13, 2003)

**Sec. 16-2-440. Plant materials.**

(a) The minimum planting sizes on all required landscaping shall be two-inch caliper deciduous trees, one-and-one-half-inch caliper ornamental trees, six-foot-tall evergreen trees and five-gallon shrubs. One-gallon shrubs may be substituted for five-gallon shrubs at a rate of five (5) one-gallon shrubs for one (1) five-gallon shrub.

(b) Required plant materials shall be grown in a recognized nursery in accordance with proper horticultural practice. Plants shall be healthy, well-branched vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries.

(c) All plants shall conform to standards for measurements, grading, branching, quality, ball and burlapping as stated in the *American Standard for Nursery Stock*, 1990 Edition, American Association of Nurserymen, Inc. (AAN-ASNS), and Colorado Nursery Act of 1965 (CNA). (Ord. 480 §2.13, 2003)

**Sec. 16-2-445. Irrigation.**

All required landscaping shall be irrigated as required for plant establishment and maintenance. Irrigation shall be appropriate to the type and scope of the improvements.

(1) Use of nontreated water for irrigation is encouraged if a permanent, suitable supply is available. The applicant must supply detailed plans of any nonpotable water supply system and proper documentation of a permanent raw water supply at the time of final plat.

(2) Required landscaping in urban developments shall be irrigated with a permanent irrigation system.

(3) Temporary irrigation may be used to establish native grasses and vegetation. (Ord. 480 §2.13, 2003)

**Sec. 16-2-450. Guarantee of installation.**

Required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. If weather conditions prevent installation, the developer shall post a financial guarantee for the improvements. This guarantee shall be released upon completion of the installation of the landscaping. (Ord. 480 §2.13, 2003)

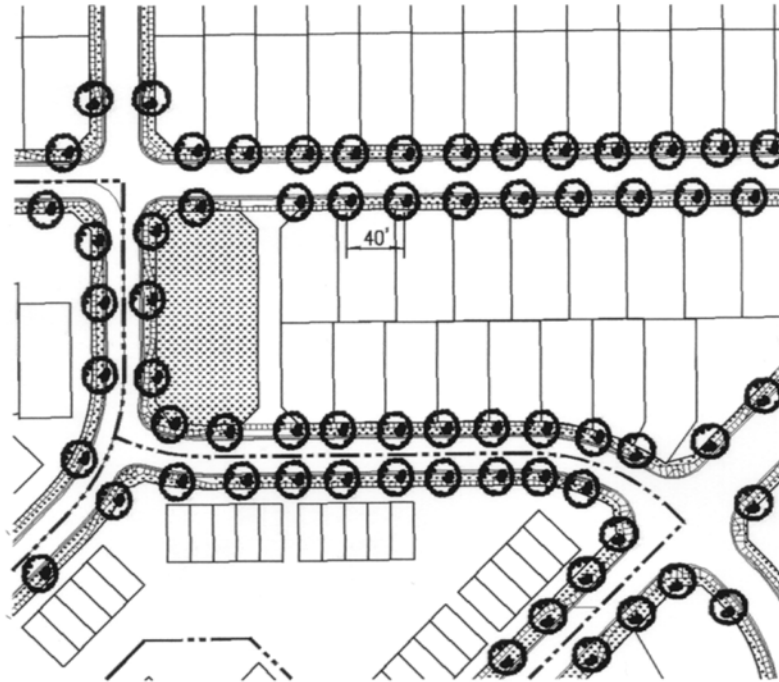
**Sec. 16-2-455. Maintenance.**

In order to provide for the ongoing health and appearance of landscape improvements, all landscaping shall be maintained and replaced by the landowner/occupant as necessary. All property owners/occupants shall be responsible for maintenance of landscaping within the portion of the public right-of-way between the back of the curb or street pavement and the adjacent property. (Ord. 480 §2.13, 2003)

**Sec. 16-2-460. Landscaping design standards.**

(a) Landscaping Within Right-of-Way and Required Common Open Space. The developer or assigns shall provide:

(1) Street trees: Deciduous shade trees, selected from the Town's tree list, shall be provided at the rate of one (1) tree on approximately forty-foot centers in tree lawns along all streets adjacent to or within new developments and for new single-family, two-family and town home dwellings in existing neighborhoods along all streets. Where this spacing would result in a tree location in conflict with utility facilities or driveways, the spacing may be reduced or increased to facilitate the best location for tree planting purposes. Tree lawns shall be nine (9) feet in width between the curb and detached sidewalk and shall consist of seventy-five percent (75%) live ground cover. See Figure 2-19.



Provide one tree for every 40' of block frontage or portion thereof. Space trees to account for mature spread.

**Figure 2-19**

(2) Collector and local streets: Live groundcover, including a combination of grass, required street trees, flowers or shrubs. In commercial areas, this area may be paved if it functions as pedestrian access to storefronts and is integrated into the overall design of the other improvements on the site.

(3) Arterial streets: Live groundcover as appropriate to the use and function of the area, including a combination of grass, required street trees, flowers, paving and one (1) shrub for every one hundred fifty (150) square feet of landscape area clustered into planting beds. The developer shall also install an automatic irrigation system for all landscaping within arterial rights-of-way.

(4) Landscaping for required common open space: Landscaping within new multi-family developments or other residential developments that have common open space shall be provided as specified within each land use category below. Landscape area shall include common open space within the development and shall be in addition to the required street trees in Paragraph (1) above.

(5) A mechanism for long-term maintenance of common open space and arterial and collector street right-of-way landscaping: Such as a homeowners' association and covenants.

(b) Small Lot Single-Family Residential (R-1 Zoning Districts) Development Landscaping Standards.

(1) In addition to landscaping the right-of-way tree lawn and street trees, the developer or assigns shall provide:

a. Groundcover for the front yard setback of each home. There shall be a minimum of seventy-five percent (75%) live materials between the front of the house and the curb unless otherwise approved by the Town.

b. Five (5) shrubs for the front yard setback of each home.

(2) The homeowner:

a. Shall install the remainder of the yard and is encouraged to plant additional trees, shrubs and flowers using Xeriscape principles and the general provisions set forth in this Section.

b. Shall maintain the yard and landscaping within the adjacent road right-of-way in accordance with Town regulations.

(c) Multi-Family and Mixed-Use District Residential Landscaping Standards:

(1) In addition to right-of-way landscaping, the developer or assigns shall provide:

a. Site trees: A minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed on the site.

b. Shrubs: A minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half ( $\frac{1}{2}$ ) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.

c. Groundcover: Irrigated turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed-free and maintained at a maximum height of eight (8) inches. There shall be a minimum of seventy-five percent (75%) live materials between the front of the house and the curb unless approved by the Town.

(2) Landscape setback to parking lots: Thirty (30) feet from arterials or twenty-five (25) feet from other streets. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to fifteen (15) feet if used in combination with a three-to-four-foot masonry or stone decorative wall. Signage may be included in this setback.

(d) Large Lot Single-Family Residential (AE, E-1 and R-1E Districts) Development Landscaping Standards. Landscaping shall be designed to keep natural resource areas in their natural state as much as possible and should be in character with surrounding properties.



(1) The developer or assigns shall provide:

a. Site trees: A minimum of one (1) deciduous shade tree per lot per street frontage, in the front yard and on the side yard for corner lots.

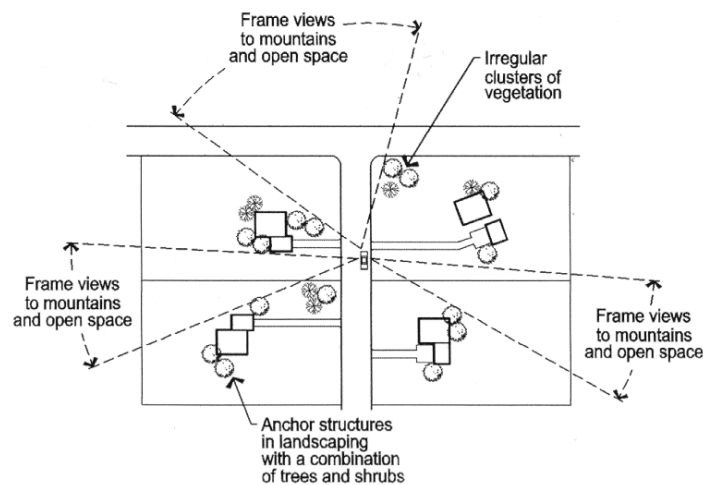
b. Groundcover for the front yard setback of each home. The groundcover may be a combination of irrigated and native grasses and wildflowers as appropriate to the design of the individual home. There shall be a minimum of seventy-five percent (75%) live materials between the front of the house and the edge of the roadway unless approved by the Town.

c. Ten (10) shrubs for the front yard setback of each home.

(2) The homeowner:

a. Shall install the remainder of the yard and is encouraged to plant additional trees, shrubs and flowers using Xeriscape principles and the general provisions set forth in this Division.

b. Shall maintain the yard and landscaping within the adjacent road right-of-way, in accordance with Town regulations.



**Figure 2-20**

(e) Business/Commercial and Industrial Development Landscaping Standards.

(1) Landscape improvements shall be designed to enhance the overall appearance of the development and integrate the project with adjacent land uses and into the surrounding neighborhood. All improvements shall consider the people who will use the site, travel through or by the site and adjacent land uses. A minimum of fifteen percent (15%) of the site (gross) shall be landscaped area, street rights-of-way, building footprints or hard-surfaced or landscaped areas of parking lots and driveways.

(2) Parking lots shall be screened through the use of dense shrubbery, low walls, berms or a combination of these methods a minimum of three (3) feet in height, so that at least fifty percent (50%) of the light from headlights of vehicles in the parking lot is screened from view beyond the parking lot.

(3) The developer or assigns shall provide:

a. Site trees: Plant a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed on the site.

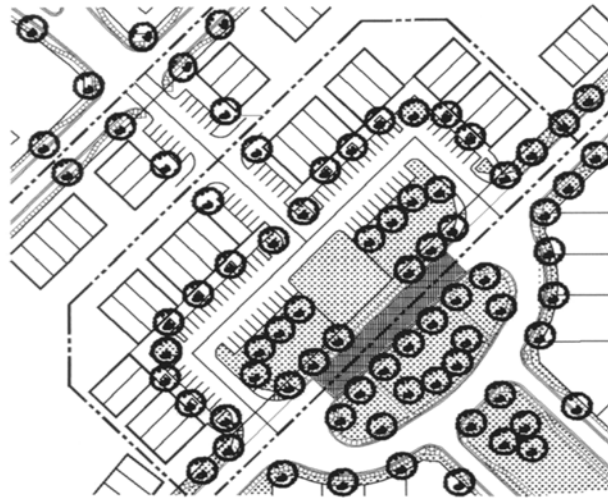
b. Shrubs: Plant a minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half ( $\frac{1}{2}$ ) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.

c. Groundcover: Establish irrigated grass turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed-free and maintained at a maximum height of eight (8) inches. There shall be a minimum of seventy-five percent (75%) live materials between the building and the street unless approved by the Town.

d. Landscape setback to parking lots: Thirty (30) feet from arterials or twenty-five (25) feet from other streets. The purpose of the setback is to provide a buffer between street parking areas. This setback may be reduced to fifteen (15) feet if used in combination with a three-to-four-foot masonry or stone decorative wall. Signage may be included in this setback.

e. Screen loading areas: Screen loading areas (including vehicle being loaded), service and storage areas visible from the public right-of-way or adjacent property with an opaque screen that is an integral part of the building architecture or by landscaping. Chain-link fencing with slats, tires or used building materials are not acceptable screening materials.

f. Compatibility: Integrate activities on the subject property with adjacent land uses by utilizing a combination of landscaping, building orientation and appropriate architectural elements.



Create pedestrian-friendly commercial areas by:

- a. providing open areas for gathering places
- b. creating a tree canopy between on-street parking and store fronts to provide a separation between cars and sidewalks
- c. landscaping parking lots

**Figure 2-21**

(4) The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way in accordance with Town regulations.

(f) State Highway Corridor Landscaping Standards. The developer or assigns shall provide:

(1) Landscape setback to parking lots: Provide a fifty-foot landscape setback from the highway. The purpose of the setback is to provide a buffer between the street and parking areas. Signage may be included in this setback.

(2) Shrubs: A minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped setback. Group shrubs and distribute throughout the landscape setback. Trees may be substituted for up to one-half ( $\frac{1}{2}$ ) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.

(g) Downtown Landscaping Standards. Downtown landscaping is intended to provide an attractive environment for people to walk and shop. Refer to the streetscape at Section 16-2-835 of this Article for illustrations of the character and quality of landscaping the Town is seeking.

(1) Deciduous shade trees, selected from the Town's tree list, shall be provided at the rate of one (1) tree on approximately forty-foot centers along all existing streets in the downtown area. Where this spacing would result in a tree location in conflict with utility facilities, alleys or driveways, the spacing may be reduced or increased to facilitate the best location for tree planting purposes. Trees installed along streets shall be located within a protective tree grate that shall be flush with the sidewalk.

(2) Additional landscaping may be provided in the form of planters or window boxes which shall be constructed of the same or similar materials used in the adjacent building or of similar materials used in benches and trash receptacles and may be designed to include bench seating.

(3) Buffering shall be provided between land uses of different intensities, such as between residential and commercial uses. The responsibility for buffering shall rest with the proposed land use, rather than with existing land uses. Buffering may be accomplished through the use of dense plant materials, fencing, walls, berms or a combination of these methods and shall provide visual screening between the land uses, as well as screen or mitigate other negative impacts such as noise or lighting.

(4) Existing trees shall be preserved where feasible and when the trees are in good health and of a desirable species. When trees are removed from a site, replacement shall be at a ratio of two (2) trees for every tree that was removed from the site.

(5) Street furniture, including benches and trash receptacles, shall be provided to serve the public and shall be constructed of a combination of wood and wrought iron or other similar metal. Planters may be constructed of the same or similar materials used in the adjacent building or of similar materials used in benches and trash receptacles and may be designed to include bench seating. All street furnishings in the downtown shall meet standards established by the Town.

(6) Street lighting fixtures shall be on poles no higher than twelve and one-half (12½) feet and shall be of the single-acorn Victorian style.

(h) **Parking Lot Landscaping Standards.** Parking lot landscaping is intended break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development and enhance the overall appearance of each project.

(1) **Applicability.** All parking lots with fifteen (15) spaces or more shall be subject to these requirements. Landscape standards for parking lots within the downtown business district may be adjusted to provide the maximum number of parking spaces within the downtown. The applicant must demonstrate that the variance from the standard will provide additional parking and provide alternative streetscape improvements to meet the intent of this Division.

(2) The developer or assigns shall provide:

a. **Site trees:** A minimum of one (1) tree per five (5) parking spaces. Group trees together in islands which are a minimum of ten (10) feet wide. Use the landscaping to break up large expanses of pavement and to create a tree canopy for summer shade. See Figure 2-22.

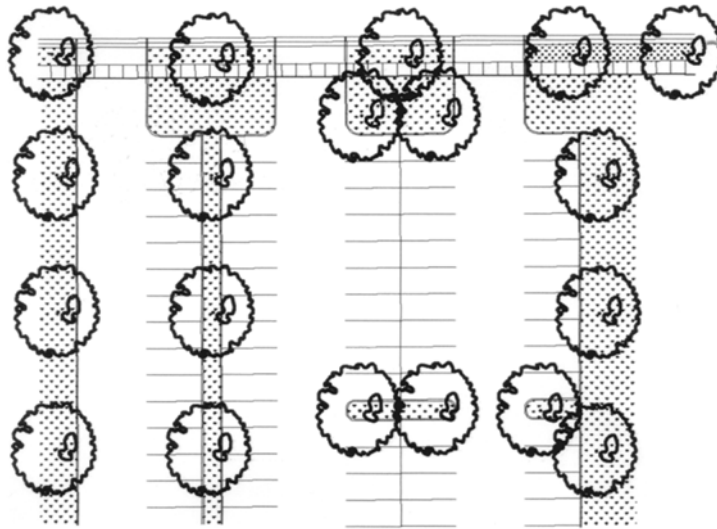


Figure 2-22

b. Shrubs: A minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group plantings in landscape islands.

c. Groundcover: Limit areas of irrigated turf. Grass is discouraged in areas less than ten (10) feet wide. Install a grass buffer (native grass where possible) around the perimeter to filter runoff and improve water quality.

d. Landscape setback to parking lots: Thirty (30) feet from arterials or twenty-five (25) feet from other streets. The purpose of the setback is to provide a buffer between the street and parking areas and to screen the parking from the street. This setback may be reduced to fifteen (15) feet if used in combination with a three-foot to four-foot articulated masonry or stone decorative wall with trees and shrubs on both the street and parking lot sides of the wall to soften its appearance. Signage may be included in this setback.

e. Screening: Parking lots shall be screened through the use of dense shrubbery, low walls, berms or a combination of these methods a minimum of three (3) feet in height, so that at least fifty percent (50%) of the light from headlights of vehicles in the parking lot is screened from view beyond the parking lot.

f. Provide a mechanism for long-term maintenance of landscaping: All landscaping within and adjacent to parking lots shall be owned and maintained by the landowner or occupant. (Ord. 480 §2.13, 2003)

#### **Sec. 16-2-465. Storm drainage facilities.**

(a) Intent. The intent of this Section is to promote innovative and effective land and water management techniques that protect and enhance water quality.

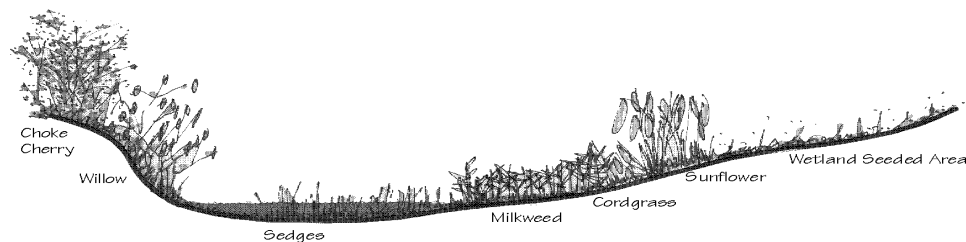
## (b) General Provisions.

(1) Landscaping associated with storm drainage facilities shall be integrated into the overall design of the project.

(2) Stormwater drainage facilities shall enhance the overall appearance of the project, prevent erosion, minimize mosquito habitat and improve water quality of storm water runoff whenever possible.

(3) Storm drainage facilities may function as open space for active recreation, trail corridors or habitat enhancement areas if they are designed appropriately and approved by the Board of Trustees.

(4) The use of planting strips and shallow, landscaped depressions in parking lots and along roads is encouraged to help trap and remove pollutants from storm water runoff. See Figure 2-23.



Develop storm drainage systems as landscape amenities which can enhance the overall project.

**Figure 2-23**

(c) Applicability. All storm drainage facilities shall be appropriately landscaped.

## (d) Minimum Requirements.

(1) All facilities shall be seeded to grass appropriate to the function of the area. Areas to be used for active recreation shall be seeded to a turf-type grass and irrigated with a permanent irrigation system. Areas to be maintained for habitat enhancement shall be seeded to native grasses and wildflowers. The developer is responsible for establishment of a complete, weed-free stand of grass. Trail corridors may be seeded to native grasses if appropriately integrated with adjacent improvements.

(2) Maximum side slope on drainage facilities shall be 4:1; minimum slope of the bottom of a drainage facility shall be one-half percent (0.5%).

(3) Landscape improvements shall be designed to enhance the function of the facility. Areas designed for recreation shall include clusters of trees to provide shade, located so they do not impair the function of the facility.

(4) Habitat and water quality enhancement, including wetland plantings in low wet areas, is encouraged.

(e) Ownership and Maintenance. All drainage facilities shall be owned and maintained by the landowner or occupant unless otherwise approved by the Town. (Ord. 480 §2.13, 2003)

**Sec. 16-2-470. Submittal standards for landscape plans.**

All land development applications will be accompanied by the appropriate landscape plan:

<i>TYPE OF APPLICATION</i>	<i>CONCEPTUAL LANDSCAPE PLAN</i>	<i>PRELIMINARY LANDSCAPE PLAN</i>	<i>FINAL LANDSCAPE PLAN</i>
Sketch Plan	✓		
Preliminary Plat/PUD		✓	
Final Plat/PUD			✓
Conditional Use Review			✓
Site Plan			✓

(1) Conceptual Landscape Plan (submit with sketch plan). Intent: to illustrate the overall design concept for landscaping and depict how it relates to the overall development.

a. Describe the design intention of the proposed landscape improvements.

b. This information should be included on the sketch plan map or combined with the conceptual open space plan if it can be clearly illustrated and the scale is not greater than 1" = 200'.

c. Information required on the plan is listed in the table which follows.

(2) Preliminary Landscape Plan (submit with preliminary plat). Intent: to illustrate the master landscape plan for the development.

a. Describe the design intention and how the proposal is consistent with the purpose and intent of these regulations.

b. Landscaping should be included on the preliminary open space and ecological characterization plan if it can be clearly illustrated and the scale is not greater than 1" = 100'.

c. Information required on the plan is listed in the table which follows.

(3) Final Landscape Plan (submit with final plat). Intent: to ensure that each phase of the final landscape plan is consistent with the master landscape plan for the development and to illustrate the specific landscaping details for each phase.

a. Describe the design intention and how the proposal is consistent with the preliminary landscape plan.

b. The final landscape plan must be on a separate page from the final plat map and should be included with the final open space and ecological characterization plan if it can be clearly illustrated. The scale shall not greater than 1" = 50'.

c. Information required on the plan is listed in the table which follows.

<i><b>INFORMATION REQUIRED</b></i>	<i><b>CONCEPT</b></i>	<i><b>PRELIMINARY</b></i>	<i><b>FINAL</b></i>
Scale, north arrow, site boundary	✓	✓	✓
Existing and proposed streets		✓	✓
Existing and proposed utilities and easements		✓	✓
Existing contours (2' intervals), can be USGS for conceptual landscape plan	✓	✓	✓
General grading concepts for proposed improvements, typical cross-sections of streets and special treatment areas		✓	
Proposed contours (2' intervals)			✓
Describe the design intention	✓	✓	✓
Describe the general character and location of proposed landscaping and open space and how it meets the purpose of these regulations	✓		
Illustrate how the open space network and pedestrian circulation system will function	✓		
Existing site features, including ditches, trees, shrubs and groundcovers and any drainage ways, wetlands or wildlife habitat present on the site. Indicate which plants will be preserved, the method of preservation and which will be removed.	✓	✓	✓
Proposed landscaping, including trees, shrubs, ground cover, walks, fences. Show which plantings are deciduous and evergreen		✓	
Indicate which areas will be irrigated and method of irrigation		✓	✓
Typical detail drawings at 1" = 20' to illustrate perimeter treatment, buffering, typical front yard and any special treatment areas on the site		✓	
Define areas to be considered open space and if they will be public or private. Indicate how open space will be maintained, including: erosion control, revegetation and weed management both during and after construction		✓	✓
Detailed planting plan indicating location, species, size and quantity of all proposed plantings and groundcover. Improvements shall be shown in their final location and mature size. Include a plant list in chart form and description of the type and location of groundcover, walks, fences and mulches. Include a cost estimate for improvements. (This may be submitted as a separate sheet and is not required on the plans.)			✓

(Ord. 480 §2.13, 2003)



**Sec. 16-2-475. Prohibited plant materials list.**

The following list of trees are prohibited in the Town:

- (1) Russian Olive (an invasive species that threatens native trees in riparian ecosystems).
- (2) Lombardy Poplar (susceptible to canker-forming fungi for which there are no available controls).
- (3) Siberian Elm (can dominate native vegetation, especially in disturbed areas; is weak-wooded and subject to continuous dieback when large; can be devastated by the elm leaf beetle).
- (4) Boxelder Maple (primary host plant of the Boxelder bug).
- (5) Cotton-bearing Cottonwood. The Board of Trustees will consider cotton-bearing cottonwood on a case-by-case basis for restoration projects along riparian corridors. (Often considered a public nuisance.) (Ord. 480 §2.13, 2003)

**Sec. 16-2-480. Buffering and screening techniques.**

(a) Intent. The intent of this Section is to integrate adjacent land uses and provide seamless transitions from one (1) use to another through the use of building orientation and access, landscaping and appropriate architectural elements.

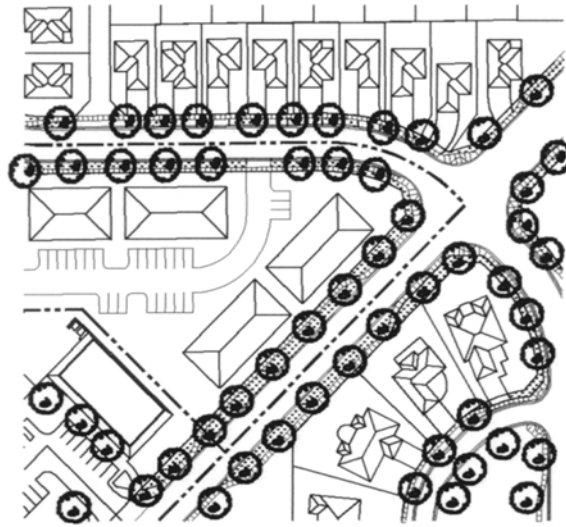
(b) General Provisions.

(1) Special consideration shall be given to adjacent land uses of different intensities. It shall be the responsibility of the developer of the more intensive use to ensure that the transition from one (1) use to another is attractive and functional and minimizes conflicts between the current and planned uses.

(2) It is the responsibility of the developer of the higher intensity use to demonstrate that the uses will be compatible. This can be accomplished through the effective use of shared access and parking, appropriate building orientation and setbacks, landscaping, architectural treatment and limited use of fencing and screening walls. Special consideration shall be given to the impact of aesthetics, noise, lighting and traffic. See Figure 2-24.

(3) Buffering may be required between any development and adjacent natural or environmentally sensitive areas. This will be determined on a case-by-case basis.

(4) Under no circumstances shall a fence be the only screening material used as a buffer between land uses.



Integrate adjacent land use through appropriate:

- building orientation and setback
- landscaping
- access
- architectural elements

**Figure 2-24**

(c) Location and Screening of Required Loading and Service Areas.

(1) Loading docks, solid waste facilities, recycling facilities and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations.

(2) Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spill-over glare, noise or exhaust fumes. Screening and buffering shall be achieved through walls, architectural features and landscaping; and shall be visually impervious. Recesses in the building or depressed access ramps may be used.

(d) Dumpsters.

(1) Every development that is required to provide one (1) or more dumpsters for solid waste collection shall provide sites for such dumpsters that are:

- a. Located to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way; and
- b. Constructed to allow for collection without damage to the development site or the collection vehicle.

- (2) All such dumpsters shall be screened to prevent them from being visible to:
  - a. Persons located within any dwelling unit on residential property other than that where the dumpster is located;
  - b. Occupants, customers or other invitees located within any building on nonresidential property other than that where the dumpster is located; and
  - c. Persons traveling on any public street, sidewalk or other public way. (Ord. 480 §2.15, 2003)

**Sec. 16-2-485. Fences and walls.**

(a) Intent. The intent of this Section is to ensure that walls and fences are attractive and in character with the neighborhood. Recognizing that fences are used to create privacy, the Town encourages privacy fences be located close to the house and not along side and rear property lines.

(b) General Provisions.

(1) Compatibility. Walls and fences shall be architecturally compatible with the style, materials and colors of the principal buildings on the same lot. If used along collector or arterial streets, such features shall be made visually interesting by integrating architectural elements such as brick or stone columns, varying the alignment or setback of the fence, softening the appearance of fence lines with plantings, or through similar techniques. A fence or wall may not consist of a solid, unbroken expanse for more than fifty (50) feet for every seventy-five (75) feet of length, or portion thereof. See Section 16-2-835 of this Article for examples.

(2) Materials.

a. Stone walls, or brick walls with a stone or cast stone cap, treated wood fences, decorative metal, cast iron fences, stucco walls and stone piers are encouraged. Solid walls and fences are permitted only in rear and side yards. Retaining walls are permitted where required for landscaping and approved with a final drainage plan or architectural purposes. Hedges may be used in the same manner and for the same purposes as a fence or wall. Refer to Section 16-2-835 of this Article for illustrations of fence styles that the Town is encouraging.

b. Fences used in front yards and adjacent to public streets along side and rear yards shall be at least fifty percent (50%) open. Allowable fences are split rail, wrought iron, picket or other standard residential fences of a similar nature approved by the Building Inspector.

c. Solid fences shall be constructed to meet the wind design criteria of the adopted Uniform Building Code, using a basic wind speed of eighty (80) miles per hour.

d. Other materials may be incorporated in fences and walls as may be approved by the Town.

(3) Prohibited Materials. Contemporary security fencing such as concertina or razor wire, barbed wire or electrically charged fences are prohibited unless specifically allowed by the Board of Trustees. Chain-link fencing with or without slats shall not be used.

(4) Retaining Walls. Retaining walls shall be designed to resist loads due to the lateral pressure of retained material in accordance with accepted engineering practice and shall not be unsightly or detrimental to abutting property.

(5) Height Limitations. Fences or walls shall be:

a. No more than forty-two (42) inches high between the front building line and the front property line. Walls shall not be solid except for retaining walls. For corner lots, front yard fence regulations shall apply to both street sides of lot.

b. No more than forty-two (42) inches high if located on a side yard line in the front yard, except if required for demonstrated unique security purposes. Fences and walls shall not be solid, except for retaining walls.

c. No more than six (6) feet high for an opaque privacy fence located on a rear property line or on a side yard line in the rear yard.

d. No more than six (6) feet high for opaque privacy fences that are located directly adjacent to and integrated with the architecture of the house or connected to a courtyard.

e. No more than thirty (30) inches high when located within the site distance triangle, and fences or walls within this site distance triangle shall not be solid.

f. In the Industrial (I) District, a chain-link fence is permitted so long as it is not higher than six (6) feet anywhere on the premises and the visibility at the intersection shall be in accordance with site triangle regulations. Additional landscaping must be installed to minimize the visual impact of the chain-link fence.

g. Fences around a recreation court (e.g., tennis, squash racket, squash tennis or badminton) or around a publicly owned recreation area may exceed six (6) feet in height if the fence is at least fifty percent (50%) open.

(6) Maintenance. Fencing shall be maintained in an acceptable appearance. Missing and broken segments of fence shall be repaired in a timely manner. Dilapidated, unsightly or dangerous fences shall be removed or repaired when so ordered by the Building Inspector. Hedges shall be maintained in a healthy condition, trimmed and pruned as appropriate for the plant type. Dead plant material in hedges shall be removed or replaced as appropriate when so ordered by the Building Inspector. Hedges shall not encroach upon sidewalks or street rights-of-way. The Town may repair and/or replace fencing or plants and bill the owner if the owner does not make repairs as ordered by the Building Inspector.

(c) Warranty Period. The warranty period for perimeter fences along arterial and collector streets shall be two (2) years. Provision for compliance shall be as outlined in the warranty section of the subdivision improvement agreement. (Ord. 480 §2.16, 2003)

*Division 6*  
*Residential Architecture*

**Sec. 16-2-510. Intent.**

Architecture plays an important part in developing an identity for neighborhoods and dwellings. Thus, the Town wants to build upon the architectural traditions of the region, yet allow for diversity of expression. In addition, the Town wants to encourage a variety of housing types, sizes and prices in each neighborhood to allow people to remain in their neighborhoods, as their housing needs change. (Ord. 480 §2.17, 2003)

**Sec. 16-2-515. Housing diversity/neighborhood identity.**

Housing diversity is an important goal for new residential development in Milliken. In support of this, the integration of detached and attached single-family dwellings, and multi-family dwellings, within neighborhoods, even in the same block, is encouraged. (Ord. 480 §2.17, 2003)

**Sec. 16-2-520. Single-family detached and duplex dwellings.**

The intent of this Division is to build a significant proportion of single-family detached and duplex dwellings with architectural designs that relate homes to the street, that create diversity and variety along residential streets, that have front porches, rear-loaded garages or alternatively loaded street-accessed garages, and that reflect traditional Colorado styles and neighborhoods, as well as more modern designs. (Ord. 480 §2.17, 2003)

**Sec. 16-2-525. Streetscape diversity.**

(a) Single-family detached building requirements are intended to ensure that an adequate mix of models and styles are offered within a neighborhood and within each block face.

(b) Before the building of single-family and duplex dwellings may commence on a block and prior to the issuance of a building permit within the block, the applicant shall illustrate, through the use of a block diversity plan, how the development will comply with the requirements set forth in this Division. Final plat approval cannot be given without approval of a block diversity plan for the initial stage of development. Developments of three (3) dwelling units or less are exempted from this provision. A block diversity plan shall include, at a minimum, the following:

- (1) A map that illustrates the model and elevation for each building on the block.
- (2) The color palette to be used.
- (3) A written statement that specifies how provisions of Sections 16-2-520 through 16-2-595 of this Article will be met.

(c) In order to allow for flexibility in sales, a block diversity plan may be modified over time, provided the minimum requirements of this section are met. The applicant shall enforce these requirements as individual lots are purchased. (Ord. 480 §2.17, 2003)

**Sec. 16-2-530. Model diversity.**

(a) Each block face shall contain at least three (3) different models or duplex buildings that have significant variations in floor plan configuration and massing. Differentiation in models requires all of the following variations:

- (1) Rooms and elements program;
- (2) Floor plan configuration;
- (3) Massing;
- (4) Size;
- (5) Color scheme;
- (6) Use of exterior material;
- (7) Garage component (at street-access condition); and
- (8) Garage access (at street-access condition).

(b) Each block face shall contain no more than two (2) of the same model or duplex building with the same architectural style.

(c) Significant variation in the range of wall colors on a block face is encouraged. Use different colors on adjacent building facades. Treat a block face as a unified composition.

(d) Each block face shall contain at least three (3) roof colors.

(e) The same model with the same architectural style shall not be placed adjacent to each other or directly across the street from one another.

(f) At least one-third ( $\frac{1}{3}$ ) of the buildings on each block face shall have a front porch.

(g) All housing shall have a street address clearly displayed and visible from the street. (Ord. 480 §2.17, 2003)

**Sec. 16-2-535. Stylistic diversity.**

Each model or duplex building shall have at least two (2) architectural styles and color schemes. (Ord. 480 §2.17, 2003)

**Sec. 16-2-540. Enhancements at corners.**

At corners, buildings shall address the side street or open space. Corner lots shall be wide enough to allow for side elevation enhancements. At least two (2) of the following enhancements are required:

- (1) A side or wrap-around porch, or a bay window. Wrap-around porches are encouraged.
- (2) Windows or glazed doors that face the side street or open space.
- (3) A change in the vertical or horizontal wall plane.
- (4) Brackets, projections, belt courses or other such details. (Ord. 480 §2.17, 2003)

**Sec. 16-2-545. Architectural style.**

New residential architecture shall resemble the architecture commonly found in Colorado neighborhoods as well as more modern designs. The goal is to create the memorable character, identity and appeal that these neighborhoods display, not to provide exact replicas of historic buildings. Photographs that illustrate the basis of the proposed architectural styles shall be provided. See illustrations in Section 16-2-835 of this Article. (Ord. 480 §2.17, 2003)

**Sec. 16-2-550. Massing.**

The mass of a house or duplex should strongly reflect its architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on all four (4) sides. (Ord. 480 §2.17, 2003)

**Sec. 16-2-555. Roof.**

(a) The roof forms and pitches of a house or duplex shall strongly reflect its architectural style. In general, a simple dominant roof form should be used in combination with complementary secondary and minor roof forms and elements.

(b) Roof overhangs, eaves, fascias and soffit detail shall be detailed appropriately for the architectural style of the building.

(c) The character and placement of dormers, when used, shall also reflect the architectural style of the building. (Ord. 480 §2.17, 2003)

**Sec. 16-2-560. Covered entries and porches.**

(a) A covered entryway for the front door is encouraged.

(b) Porch designs shall reflect the architectural style of the building. Where provided, a porch shall be at least six (6) feet deep and eight (8) feet wide, and be defined by a railing, columns or similar architectural features that are scaled and detailed to reflect their style.

(c) Raised porch floors, sixteen (16) inches or more above the finished grade, are encouraged. (Ord. 480 §2.17, 2003)

**Sec. 16-2-565. Front doors.**

Front doors shall be designed, detailed and located to be a prominent architectural element visible from the street. The door style, scale and trim shall complement the architectural style of the building. (Ord. 480 §2.17, 2003)

**Sec. 16-2-570. Windows.**

The window type, composition, proportions and trim for a house shall strongly reflect its architectural style. The use of muntins is encouraged to create a smaller scale. (Ord. 480 §2.17, 2003)

**Sec. 16-2-575. Exterior embellishments.**

Bays, projections, brackets, trim and material changes that are appropriate for the expression of the architectural style of a building are encouraged. (Ord. 480 §2.17, 2003)

**Sec. 16-2-580. Exterior color.**

- (a) The skillful use of color variation is especially important.
- (b) Monotonous color palettes are strongly discouraged.
- (c) Strong colors should be muted shades or tints of the pure hue to ensure that colors are subdued. High gloss paints are discouraged. Use saturated color hues sparingly as accents.
- (d) Wall, trim, accent, roof and masonry colors shall be coordinated.
- (e) Generally, corner trim should be of similar or lighter value than the main body color. (Ord. 480 §2.17, 2003)

**Sec. 16-2-585. Decks.**

- (a) All vertical elements (columns, beams, railing, stairs, supports), fascias and overhead elements of elevated and walkout decks shall be painted or stained to match or complement the permanent colors of the main structure and not left to weather naturally.
- (b) Deck posts shall be a minimum of six (6) inches in section unless grouped (two [2] or more posts) or enhanced with a built-up wood or masonry wrap or cladding.
- (c) Rear lot ground level decks and railings are exempt from this painting/staining provision. (Ord. 480 §2.17, 2003)



**Sec. 16-2-590. Allowable building extensions.**

Cornices, canopies, eaves or similar architectural features may extend from the building into a required yard not more than two (2) feet. Open, unenclosed, uncovered porches at ground level may extend into a required yard not more than six (6) feet, excluding roof overhangs. (Ord. 480 §2.17, 2003)

**Sec. 16-2-595. Garages.**

Homes, not garages, shall have the emphasis on residential streets. The intent is that residential streets have variety and that garages not dominate homes and streets. Alley-accessed garages are strongly encouraged.

(1) Requirements for Garages with Access from the Street (see Figure 2-25):

a. Variety of Garage Placement. Varying the placement of street-accessed garages on adjacent lots is encouraged to create diversity and avoid repetition.

b. Projecting Garage Doors. Street-facing garage doors shall be set back at least twenty-two (22) feet from the sidewalk or property line and four (4) feet or more from the forward-most enclosed area of the home. No more than twenty-five percent (25%) of these, however, are allowed on one (1) block face.

c. Deep recessed and rear garages with side yard drives and maximum twelve-foot driveway curb cuts are encouraged. However, the driveway width shall not exceed twenty (20) feet.

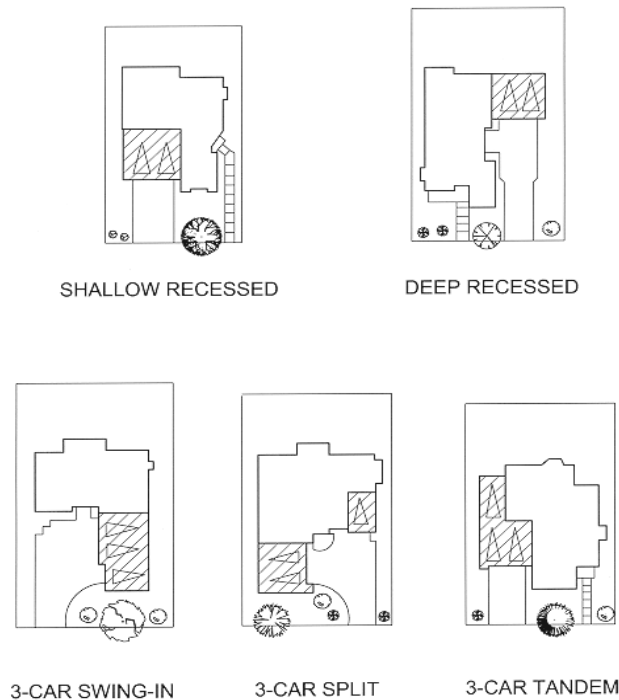
d. Swing-in (side-loaded) garages are encouraged. However, such garage projections shall be minimized so that they appear integrated with the overall structure and do not become a dominant feature of the streetscape.

e. Three-Car Street-Accessed Garages. Three-car, front-facing garages are discouraged. Swing-in garages, split garages and tandem garages are encouraged.

f. Minimum Driveway Curb Cut Width. The width of a driveway curb cut is limited to twenty (20) feet.

g. Garage Doors. Individual single garage doors with upper level windows are encouraged.

ALLOWED TYPES OF STREET ACCESSED  
SINGLE FAMILY RESIDENTIAL GARAGES



**Figure 2-25**

(2) Compliance. The applicant shall include in the application for approval of the final plat documentation showing how the development will comply with this requirement. (Ord. 480 §2.17, 2003)

**Sec. 16-2-600. Town houses and row houses (single-family attached dwellings).**

*Row house groupings rely on the continuity of well-defined architectural elements to establish strong street presence. However, each unit must be expressed so that the composition reads as the sum of the individual parts.*

*Because repetition is important to the composition of the row houses, sufficient articulation of architectural elements on the primary facade of each row house is essential. Groupings of row houses are often repeated along the street, requiring techniques to promote architectural interest and streetscape diversity.*

*– Stapleton Design Book published by Forest City Stapleton, Inc., September 2000, pp. III.20 – III.22*

The intent of this Section is to build town houses and row houses with architectural designs that relate buildings to the street, and that achieve a harmonious balance between repetition and variety.

(1) Individual Dwelling Identity. Repeat principal architectural elements like entries, bays, cornices and parapets. Vary other architectural elements such as the offsetting of building walls, choice of materials, parapet height and color to create visual interest and streetscape diversity.

(2) Primary Facade. Design the primary facade of each row house so it is evident where the unit begins and ends.

(3) Articulation. A row house articulation is defined as a covered entry element, a dormer facing the street, a horizontal offset of at least two (2) feet in the principal building wall for a minimum of four (4) feet in width, a bay or projection, or a significant change in the parapet height and design.

a. The primary row house elevation towards the street shall have at least two (2) articulations, but not more than three (3) articulations. The required articulation refers to an individual row house, not the entire grouping.

b. Side elevations of row houses facing a street are subject to the same articulation requirements as the primary facade.

c. Row house groupings of six (6) units or more (or groupings over one hundred twenty [120] feet in length) require two (2) different articulation combinations.

*Well-defined and sensitive entries are particularly important for row house design. In addition to creating a feeling of welcome and providing shelter, they also help make a gracious transition between public and private realms.*

*– Stapleton Design Book published by Forest City Stapleton, Inc., September 2000*

(Ord. 480 §2.17, 2003)

**Sec. 16-2-605. Multi-family stacked units, including condominiums and apartments.**

The intent of this Section is to build multi-family stacked units that achieve a harmonious balance between repetition and variety. Each multi-family dwelling containing more than three (3) dwelling units shall feature a variety of massing proportions, wall plane proportions, roof proportions and other characteristics. The following specific standards shall apply to multi-family stacked units, including condominiums and apartments:

(1) Individual Building Identity. For all developments of three (3) or more multi-family stacked buildings, a floor plan may be repeated; however, identical building facades must not be replicated more than twice within the development. Before building may commence on a block and prior to the issuance of a building permit within the block, the applicant shall illustrate, through the use of a block diversity plan, how the development will comply with the requirements set forth in this Section. Final plat approval cannot be given without approval of a block diversity plan for the initial stage of development. A block diversity plan shall include, at a minimum, the following:

a. A map that illustrates the floor plan and elevation for each building on the block.

- b. The color palette to be used.
- c. A written statement that specifies how provisions (1) through (5) of this Section will be met.

(2) **Articulation.** Each multi-family dwelling or condominium shall be articulated with projections, recesses, covered doorways, balconies, box or bay windows and/or other similar features, dividing large facades and walls into human-scaled proportions. Each multi-family building shall feature walls that are articulated by a least two (2) of any of the following elements within every thirty-six-foot length of the facade:

- a. Recesses, projections or significant offsets in the wall plane;
- b. Distinct individualized entrances;
- c. Chimneys that project from the wall plane;
- d. Balconies and/or other outdoor living space; or
- e. Bay or box windows.

(3) **Roofs.** Each multi-family building shall feature a combination of primary and secondary roofs. Primary pitched roofs shall be articulated by at least one (1) of the following elements:

- a. Changes in plane and elevations;
- b. Dormers, gables or clerestories; or
- c. Transitions to secondary roofs over entrances, garages, porches or bay windows.

(4) **Color.** For all developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway spine.

(5) **Garages.** No street-facing facade shall contain more than four (4) garage fronts. Resident garages or parking that is internal to the block is encouraged. On-street parking should be made available for visitors. (Ord. 480 §2.17, 2003)

*Division 7*  
*Commercial and Industrial Architecture*

**Sec. 16-2-710. Intent.**

(a) The Town has the following three (3) distinctly different commercial/industrial types of development within its Planning Area: mixed use; business/industrial; and business/commercial. They are different in character, purpose and mixture of uses. The design considerations vary for each type, although there are many common design elements. Section 16-2-715 below outlines the common elements, and the specific design considerations are identified by type.

(b) With respect to the mixed use, Milliken's historic buildings have established a pattern of downtown development. Buildings are located close to the sidewalk, forming a continuous street facade. Pedestrian movement is the primary focus. Building height, architectural details, front setbacks, parking location, wall articulation and sidewalks establish the architectural edge that defines this area as a walkable commercial corridor. A Mixed Use Commercial – Downtown District has been created to strengthen the original downtown area.

(c) The business/industrial is a primary employment center for the community. This area is predominantly automobile-accessible; however one (1) of the design challenges is to improve the pedestrian connections internally and as this area connects to the rest of the community.

(d) Finally, business/commercial is intended to be integrated into the design of new neighborhoods to serve as a focal point and meet convenience commercial needs. (Ord. 480 §2.18, 2003)

**Sec. 16-2-715. General provisions.**

(a) Connections. Commercial developments must be linked with surrounding areas by extending town streets, sidewalks and/or paths directly into and through the development, thereby providing convenient, direct pedestrian, bicycle and vehicle access to and from all sides of the development.

(b) Accessibility. Developments must be accessible to pedestrians and bicyclists as well as motorists. Site plans shall equally emphasize the following:

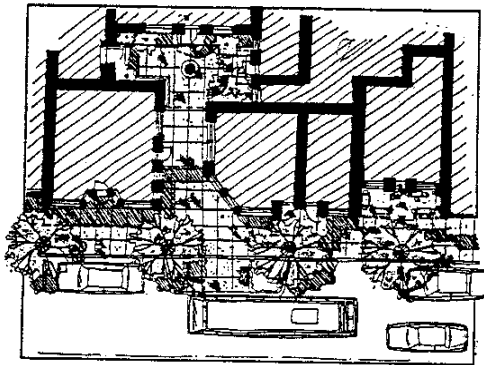
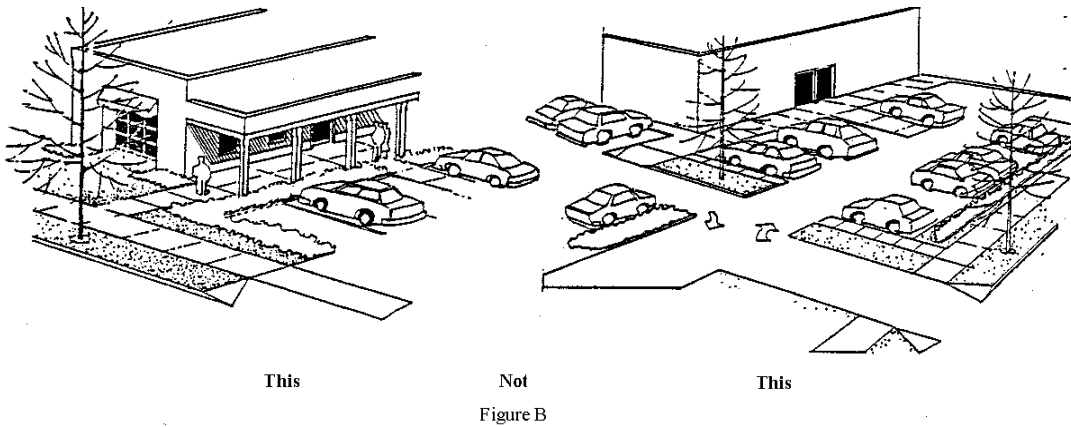
- (1) Pedestrian access to the site and buildings;
- (2) Gathering areas for people; and
- (3) Auto access and parking lots.

The emphasis must not be placed solely on parking and drive-through functions.

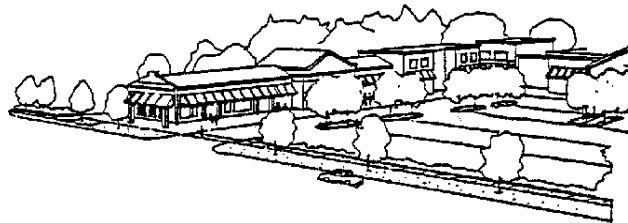
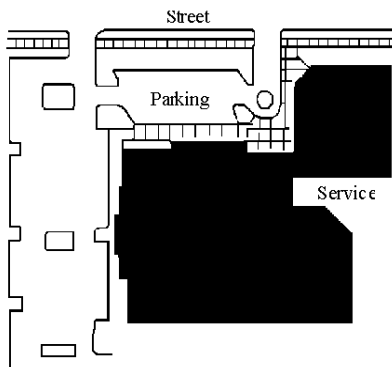
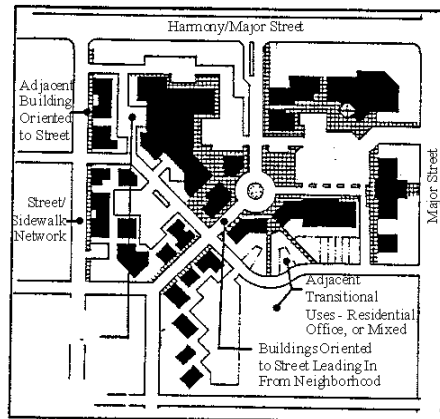
(c) Walkways. Walkways must be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access.

(d) On-Street Parking. Streets and other elements of the site plan shall be designed so that on-street parking is a functional part of the development (except along arterial streets).

(e) Building Orientation. Where possible, buildings shall be located to front on and relate primarily to streets. Building setbacks from local and collector streets should be minimized in order to establish a visually continuous, pedestrian-oriented streetfront. In the case of large buildings for employment, storage or auto-related uses, where greater setbacks are needed, a minimum of thirty percent (30%) of the building shall be brought to the setback line. If a minimized setback is not maintained, the larger setback area shall have landscaping, low walls or fencing, a tree canopy and/or other site improvements along the sidewalk designed for pedestrian interest, scale and comfort. See Figure 2-26.



Commercial developments in which the buildings have been shaped by the street/sidewalk network, and in turn give definite form to streets, sidewalks, and other spaces.



Example of Neighborhood Commercial Setback  
Illustrations from City of Fort Collins, *Design Standards and Guidelines for All Commercial Development* (reprinted with permission)

Figure 2-26

(f) **Pedestrian Scale.** The establishment of buildings on isolated "pad sites" surrounded by parking lots and driveways, and that offer mainly auto-oriented signage to define entrances, is discouraged. Even relatively massive development can be configured into "blocks" or other spaces, proportioned on a human scale and city block scale; and need not be proportioned on a monolithic, auto-oriented scale.

(g) **Thematic Architectural Styles.** Standardized "corporate" or strongly thematic architectural styles associated with chain-type restaurants and service stores are strongly discouraged unless they accommodate the desired image for the Town and are compatible with adjacent structures and uses. Refer to Section 16-2-835 of this Article for illustrations.

(h) **Location of Parking Lots.** Parking requirements shall be provided to the greatest extent possible by spaces at the rear or sides of the building. Refer to Division 3 and Division 5 of this Article for additional parking requirements.

(i) **Blank Walls.** Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.

(j) **Wall articulation.**

(1) Walls shall not have an uninterrupted length exceeding fifty (50) feet. Pilasters, texture transitions, windows and stepping of the wall plane are required.

(2) All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.

(3) Continuous cornice lines or eaves are encouraged between adjacent buildings.

(4) Buildings with flat roofs shall provide a parapet with an articulated cornice.

(k) **Facade Treatment.** The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. Blank wall or service area treatment of side and/or rear elevations visible from the public viewshed is discouraged.

(l) **Windows.** Windows shall be vertically proportioned wherever possible.

(m) **Awnings.** Fixed or retractable awnings are permitted. Canvas is the preferred material, although other waterproofed fabrics may be used; metal or aluminum awnings shall not be used unless otherwise approved by the Board of Trustees. Awnings used as signage must conform to the Sign Code.

(n) **Screening.** All air-conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing (except chain-link), roof elements and landscaping. In addition, all trash facilities, loading and parking areas shall be properly screened.

(o) Architectural Details. All materials, colors and architectural details used on the exterior of a building shall be compatible with the building's style and with each other. Refer to Section 16-2-835 of this Article for illustrations of commercial architecture that the Town is encouraging. (Ord. 480 §2.18, 2003)

**Sec. 16-2-720. Downtown architectural standards.**

(a) Setbacks. Buildings shall abut the front property line. Building facades may be recessed if an arcade or similar structure abuts the front setback. Architectural projections, including cornices, balconies, canopies and entry features, may encroach into public rights-of-way, subject to permits as required by the Municipal Code.

(b) Multi-Story, Mixed-Use Structures. Commercial uses shall be contained in multi-story (two [2] to three [3] stories) mixed-use structures with commercial/retail uses on the ground level and above and/or apartment dwellings or offices on the upper levels. Such building shall vary in terms of footprint and architectural elevations. The maximum ground level footprint of a commercial building shall be five thousand (5,000) square feet.

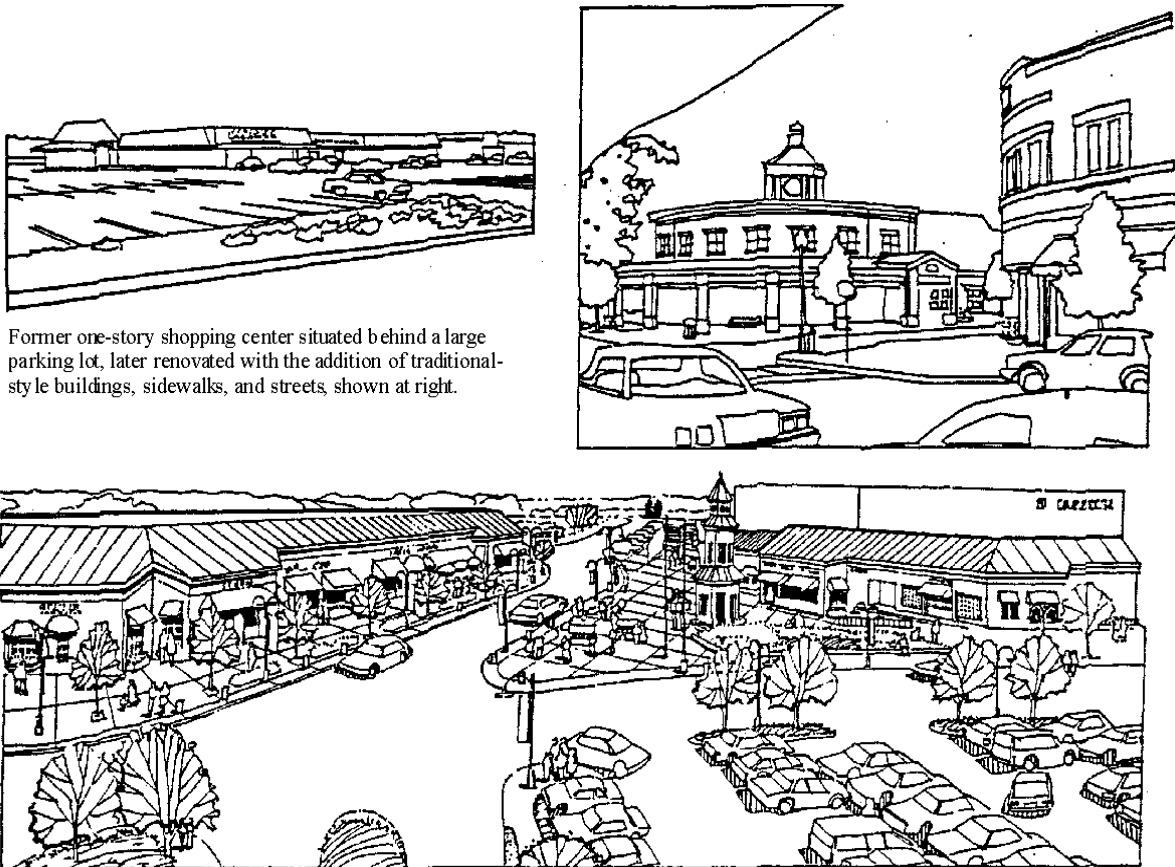
(c) Facade Treatments. Large buildings shall be articulated or designed to resemble the character and scale of the original downtown buildings, with each facade twenty-five (25) feet or less. Refer to Section 16-2-835 of this Article for examples of commercial architecture that the Town is encouraging.

(d) Entries. Transparent entries and large storefront windows are strongly encouraged. Recessed and other styles of window openings are desired.

(e) Windows. Street-level storefront windows are strongly encouraged. Office and residential windows organized in a generally regular pattern are encouraged.

(f) Awnings/Canopies. Awnings or canopies which provide a generally consistent cover along the pedestrian walk are strongly encouraged. Arcades are desired to maintain a more continuous weather-protected walk.





Former one-story shopping center situated behind a large parking lot, later renovated with the addition of traditional-style buildings, sidewalks, and streets, shown at right.

A center where an independent parking lot circulation system looks like streets, sidewalks, and plazas.

Illustration from City of Fort Collins, *Design Standards and Guidelines for All Commercial Development* (reprinted with permission)

**Figure 2-27**

(Ord. 480 §2.18, 2003)

**Sec. 16-2-725. Neighborhood commercial architectural standards.**

(a) **Neighborhood Center.** The design of the commercial center needs to function as a focal point or activity center for the neighborhood. The design should include, where possible, outdoor space for pedestrians, such as a plaza, outdoor cafe or seating area.

(b) **Setbacks.** Building setbacks from local and collector streets should be minimized in order to establish a visually continuous, pedestrian-oriented streetfront. In the case of large buildings for employment, storage or auto-related uses where greater setbacks are needed, a minimum of thirty percent (30%) of the building shall be brought to the setback line. If a minimized setback is not maintained, the larger setback area shall have landscaping, low walls or fencing, a tree canopy and/or other site improvements along the sidewalk designed for pedestrian interest, scale and comfort.

(c) **Driveway Crossings.** Driveway crossings must place priority on the pedestrian access, and the material and layout of the pedestrian access must be continuous as it crosses the driveways, with a break in the continuity of the driveway paving and not in the pedestrian access way. Continuous driveway aisles located directly in front of a building are discouraged. Driveway cuts onto Broad Street are prohibited. (Ord. 480 §2.18, 2003)

**Sec. 16-2-730. Community commercial architectural standards.**

(a) **Design of developments with internal orientation.** In multiple-building developments, where setbacks are increased to accommodate independent development with internal orientation, all primary building entrances must face walkways, plazas, or courtyards that have direct, continuous linkage to the street without making people walk through parking lots. However, it may be necessary for such direct pedestrian access ways to cross drive aisles. Driveway crossings must place priority on the pedestrian access. Continuous driveway aisles located directly in front of a building are discouraged.

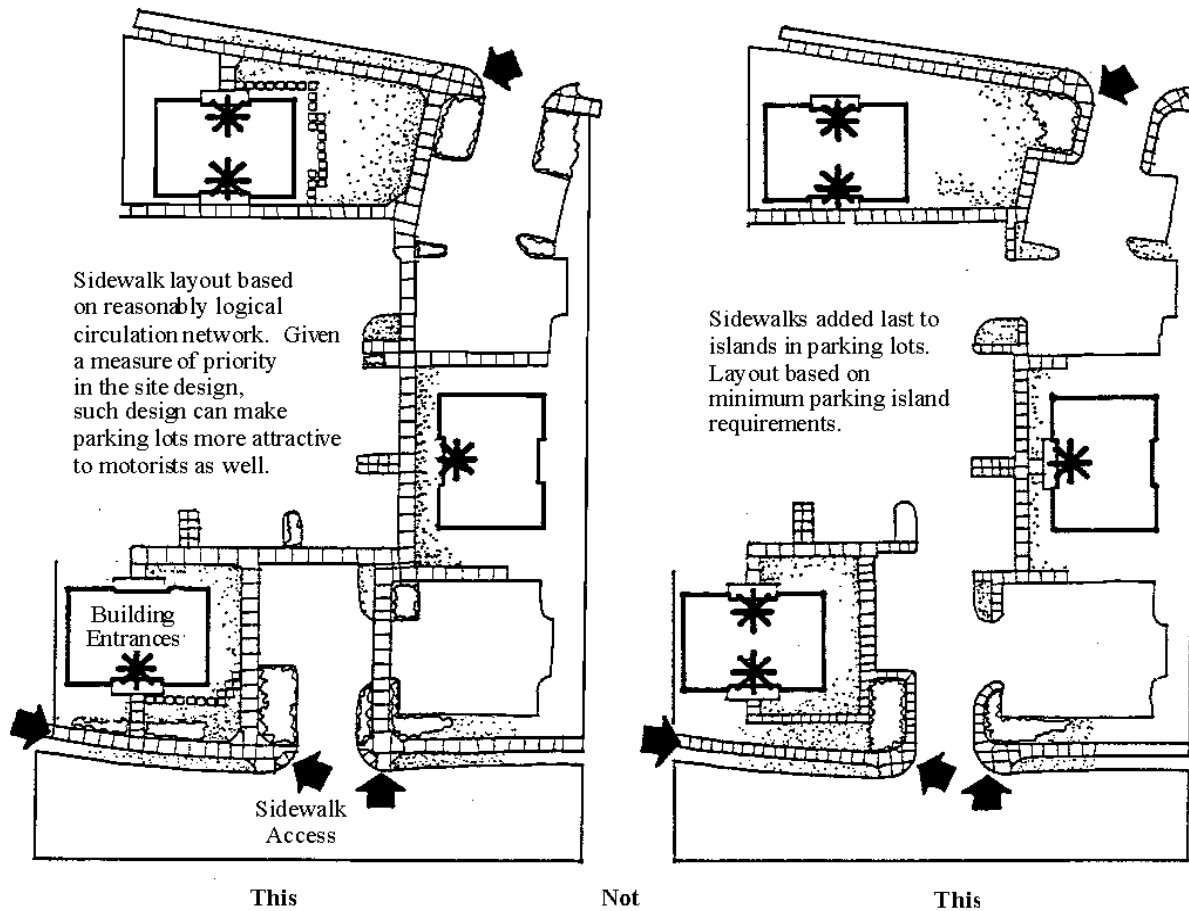
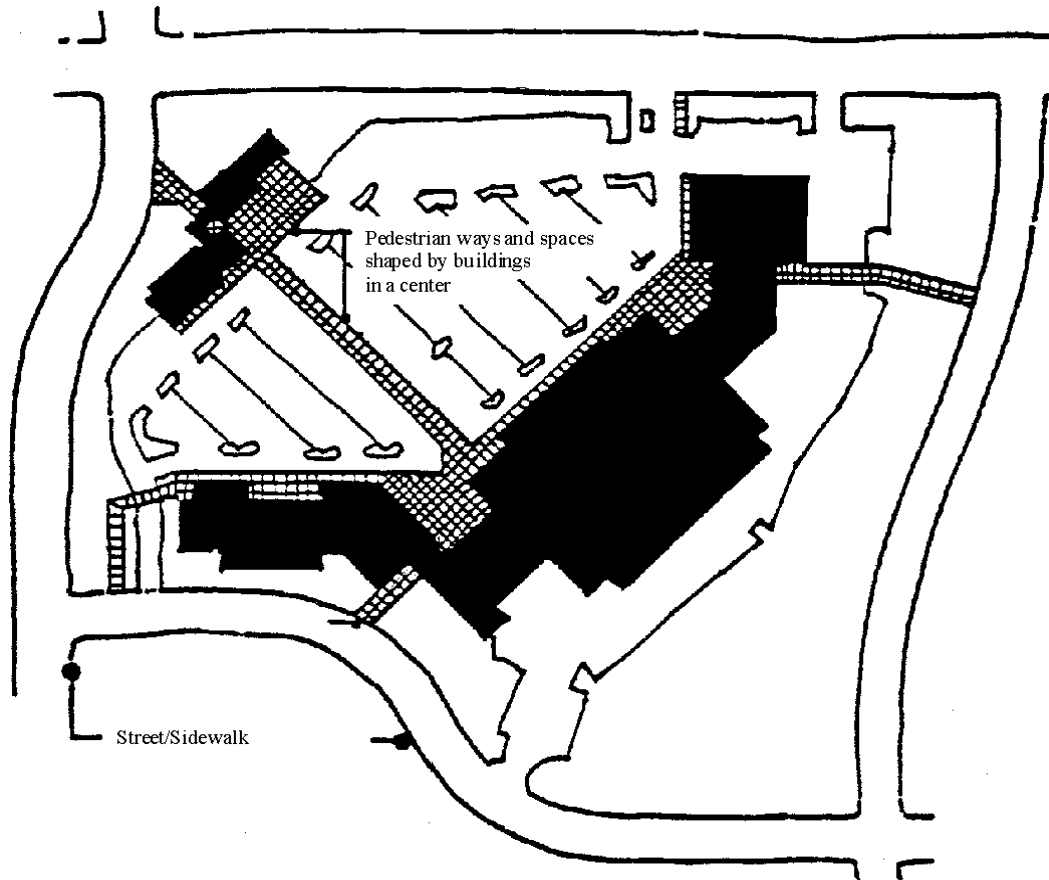


Illustration from City of Fort Collins, *Interim Design Standards and Guidelines for All Commercial Development*, March 1996 (reprinted with permission).

**Figure 2-28**

(b) Connections. Where it is not possible or appropriate to extend Town street and sidewalks directly into development or bring the building up to a Town sidewalk, buildings shall be shaped and designed to form pleasant, direct connections to adjacent land uses.



Example of community commercial design of independent developments with internal orientation from City of Fort Collins *Design Standards and Guidelines for all Commercial Development* (reprinted with permission).

Figure 2-29

(c) Requirement for Four-Sided Design. A building's special architectural features and treatments shall not be restricted to a single facade. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.

(d) Building Form. The design of all buildings shall employ textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, reveals, changes in parapet heights and similar architectural features to avoid monolithic shapes and surfaces and to emphasize building entries. Designs shall not contain unbroken flat walls of fifty (50) feet or greater in length.

(1) Buildings having single walls exceeding fifty (50) feet in length shall incorporate one (1) or more of the following for every fifty (50) feet:

- a. Changes in color, graphical patterning, changes in texture or changes in material;
- b. Projections, recesses and reveals;
- c. Windows and fenestration;
- d. Arcades and pergolas;
- e. Towers;
- f. Gable projections;
- g. Horizontal/vertical breaks; and/or
- h. Other similar techniques.

(e) Exterior Building Materials and Colors. Intense, bright or fluorescent colors shall not be used as the predominant color on any wall or roof of any primary or accessory structure. These colors may be used as building accent colors.

(f) Roof Materials. All sloping roof areas with a pitch of 3:12 or greater, and visible from any public or private right-of-way, shall be surfaced with attractive and durable materials.

(g) Orientation of Pedestrian Entries. All office, hotel and motel structures shall be oriented so that pedestrian entries face the nearest adjacent street. (Ord. 480 §2.18, 2003)

**Sec. 16-2-735. Industrial/business park architectural standards.**

The intent of the Industrial/Business Park architectural standards is to ensure that the quality of industrial/business park development enhances the overall well-being and image of the community.

(1) Subsections (c) through (g) of Section 16-2-730 of this Article shall apply.

(2) Building Massing and Form:

- a. Office and entry spaces shall be distinguished from the building mass.
- b. Large, square, "box-like" structures are not an acceptable form. Architectural elements with smaller forms stepping outwards and down shall be included.
- c. Loading areas shall not front any street or public right-of way.
- d. Parking requirements shall be provided to the extent possible at the rear or sides of the building.

(3) Wall Articulation. Walls shall not have an uninterrupted length exceeding fifty (50) feet. Pilasters, texture transitions, windows and stepping of the wall plane are required. Refer to Section 16-2-835 of this Article for examples of industrial architectural styles that the Town is encouraging.

(4) Siting Structures.

a. Structures shall be sited to avoid a "wall" affect along public rights-of-way and along adjacent property lines. This can be achieved by varying the building setbacks and clustering buildings.

b. Where multiple buildings are proposed on a development parcel, buildings shall be oriented to allow views into the project and shall preserve high-quality views through the project (e.g., views of the mountains). (Ord. 480 §2.18, 2003)

*Division 8  
Development Standards*

**Sec. 16-2-810. Lighting.**

(a) Intent. The intent of this Section is as follows:

(1) To create an attractive lighting system to enhance visibility and safety, while minimizing glare and contrast.

(2) To encourage exterior lighting that is functional, aesthetically pleasing and complementary to the architectural style of buildings.

(b) General Provisions.

(1) Evaluation of Exterior Lighting. Exterior lighting shall be evaluated in the development review process to ensure that the functional and security needs of the project are met in a way that does not adversely affect the adjacent properties or neighborhood.

(2) Light Style. The style of lights shall be consistent with the style and character of architecture proposed on the site. Light fixtures that illuminate signage shall be compatible with the architecture of the building on which they are placed.

(3) Concealed Light Source. Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property and away from the vision of passing motorists. All lights shall be directed downward and the light source shall be equipped with "cut-off" devices so that it will not be visible from any adjacent property and to ensure that ambient skyward light is eliminated. Accent and flagpole lighting shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property. Light fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed.

(4) Hours of Lighting Operation. All parking lot lighting fixtures and exterior building lights, except those required for security purposes, shall be extinguished within one (1) hour after the end of business hours and remain extinguished until one (1) hour prior to the beginning of business hours. If a portion of a parking lot is used after dark, only that portion shall be lighted.

(5) Height Standards for Lighting.

a. Residential Zoning Districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than sixteen (16) feet from the ground. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.

b. Nonresidential Zoning Districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than twenty-five (25) feet from the ground, unless a greater height, not to exceed the maximum building height in the applicable zone district, is approved by the Planning Commission or Board of Trustees through a development application review process. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.

(6) Exemption for Outdoor Recreational Uses. Because of their limited hours of operation and their unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts and other similar outdoor recreational uses (both public and private), unless otherwise restricted by the Board of Trustees, shall be exempt from the general provisions of this Section. However, exterior lighting for such uses shall be extinguished no later than 11:00 p.m. (Ord. 480 §2.19, 2003)

**Sec. 16-2-815. Environmental considerations.**

(a) Intent. The intent of this Section is to ensure that new development limits/mitigates its impact to wildlife and wildlife habitat and that it minimizes environmental impacts.

(b) General Provisions.

(1) Protection of Wildlife and Natural Areas. To the maximum extent practical, development shall be designed to ensure that disturbances which occur to any natural area as a result of development shall be minimized through the use of natural buffer zones. If any development materially disturbs a natural area, the development project shall mitigate such lost natural resource either on- or off-site. Any such mitigation shall be roughly proportional to the loss suffered as a result of the disturbance.

a. Natural areas shall include: floodplains and floodways, natural drainage and water ways, significant native trees and vegetation, wildlife travel corridors, special habitat features such as raptor nest sites, key nesting, breeding or feeding areas for birds; fox and coyote dens, prairie dog colonies over twenty-five (25) acres in size, remnant native prairie habitat, plains cottonwood galleries, and any wetland greater than one-quarter ( $\frac{1}{4}$ ) acre in size.

b. The natural area buffer zone shall be used between natural areas and proposed development to ensure that the proposed development does not degrade the natural area. The size of the buffer zone shall be determined in conjunction with the Colorado Division of Wildlife or a Town-approved wetland or wildlife ecologist. The Town may decrease this buffer when strict application of this Paragraph will impose an exceptional and undue hardship upon the property owner or developer.

c. Exceptions. The Board of Trustees may allow disturbance or construction activity within the natural area or natural area buffer zone for the following limited purposes: mitigation of development activities, restoration of previously degraded areas, emergency public safety activities and utility installations when such activities and installations cannot reasonably be contained within other nearby develop areas, construction of a trail that will provide public access for educational or recreational purposes, or the enhancement of the habitat value and/or other natural resource values of a natural area.

d. Ecological Characterization. If the Town determines that the site likely includes areas with wildlife, plant life and/or other natural characteristics in need of protection, the Town may require the developer to provide a report prepared by a professional qualified in the areas of ecology, wildlife biology or other relevant discipline. The ecological characterization report should be included on the open space plan and describe the following:

1. The wildlife use of the natural area showing the species of the wildlife using the area, the times or seasons the area is used by those species and the "value" (meaning feeding, watering, cover, nesting, roosting, perching) that the area provides for such wildlife species;
2. The boundary of wetlands in the area and a description of the ecological functions and characteristics provided by those wetlands;
3. Any prominent views from or across the site;
4. The pattern, species and location of any significant native trees and other native site vegetation;
5. The bank, shoreline and high water mark of any perennial stream or body of water on the site;
6. Wildlife travel corridors; and
7. The general ecological functions provided by the site and its features.

e. Wildlife Conflicts. If wildlife that may create conflicts for the future occupants of the development (including, but not limited to, prairie dogs, beaver, deer and rattlesnakes) are known to exist in areas adjacent to or on the development site, then the development plan must, to the extent reasonably feasible, include provisions such as barriers, protection mechanisms for landscaping and other site features to minimize conflicts that might otherwise exist between such wildlife and the developed portion of the site. Any impacts to wildlife must be referred to the Colorado Division of Wildlife and, in the case of threatened or endangered species, United States Fish and Wildlife Services.

(c) Green Builder Guidelines. The Green Builder Program establishes environmental standards for the construction and operation of buildings. The intent of this program is to promote building practices which benefit the environment and the socio-economic well-being of current and future residents.

(1) There are five (5) resource areas which are addressed by the Green Builder standards:

- a. Water (quality and quantity);
- b. Energy (quantity and type);
- c. Building materials (life cycle impacts);
- d. Solid waste (construction and operation impacts); and
- e. Health and safety.

(2) Compliance. Compliance with the requirements of the Colorado Green Builder Program<sup>1</sup> is strongly encouraged. (Ord. 480 §2.20, 2003)

#### **Sec. 16-2-820. Sanitary sewer.**

All residential, commercial and industrial uses which have human occupancy shall have sanitary sewer. The sanitary sewer system shall be connected to an existing public sanitary sewer system and shall consist of a closed system of sanitary sewer mains and lateral branch connections to each structure or lot upon which a structure is to be built. Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed or portable structures within the subdivision or development. On a case-by-case basis, the Board of Trustees may approve individual sewage disposal systems that comply with County Health Department standards. However no new addition, upgrade or major repair to an individual sewage disposal system will be permitted if the property is located within four hundred (400) feet of a municipal or sanitation district collection line, measured through existing sewer easements or utility rights-of-way, except where such connection is not feasible or has been denied by the Town or district. (Ord. 480 §2.21, 2003)

#### **Sec. 16-2-825. Potable water.**

All residential, commercial and industrial uses which have human occupancy shall have potable water served by the Town or appropriate water district. The water system shall be of sufficient size and design to supply potable water to each structure or lot upon which a structure is to be built. (Ord. 480 §2.22, 2003)

#### **Sec. 16-2-830. Fire hydrants.**

The subdivider shall install fire hydrants at street intersections and at other points as per the requirements of the District. Fire hydrants shall have national standards threads, two-and-one-half-inch outlets and four-and-one-half-inch or six-inch streamers. (Ord. 480 §2.23, 2003)

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<sup>1</sup> Information is available from Green Builder Program administration office at (303)778-1400 or on the web at [www.builtgreen.org](http://www.builtgreen.org).